

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF INTERPLAN, INC.
DISPOSITION PARCEL X-24
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Interplan, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel X-24 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Interplan, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel X-24 in the Charlestown Urban Renewal Area, subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel X-24 by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

X-24

266 Bunker Hill

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5146 sq. ft.

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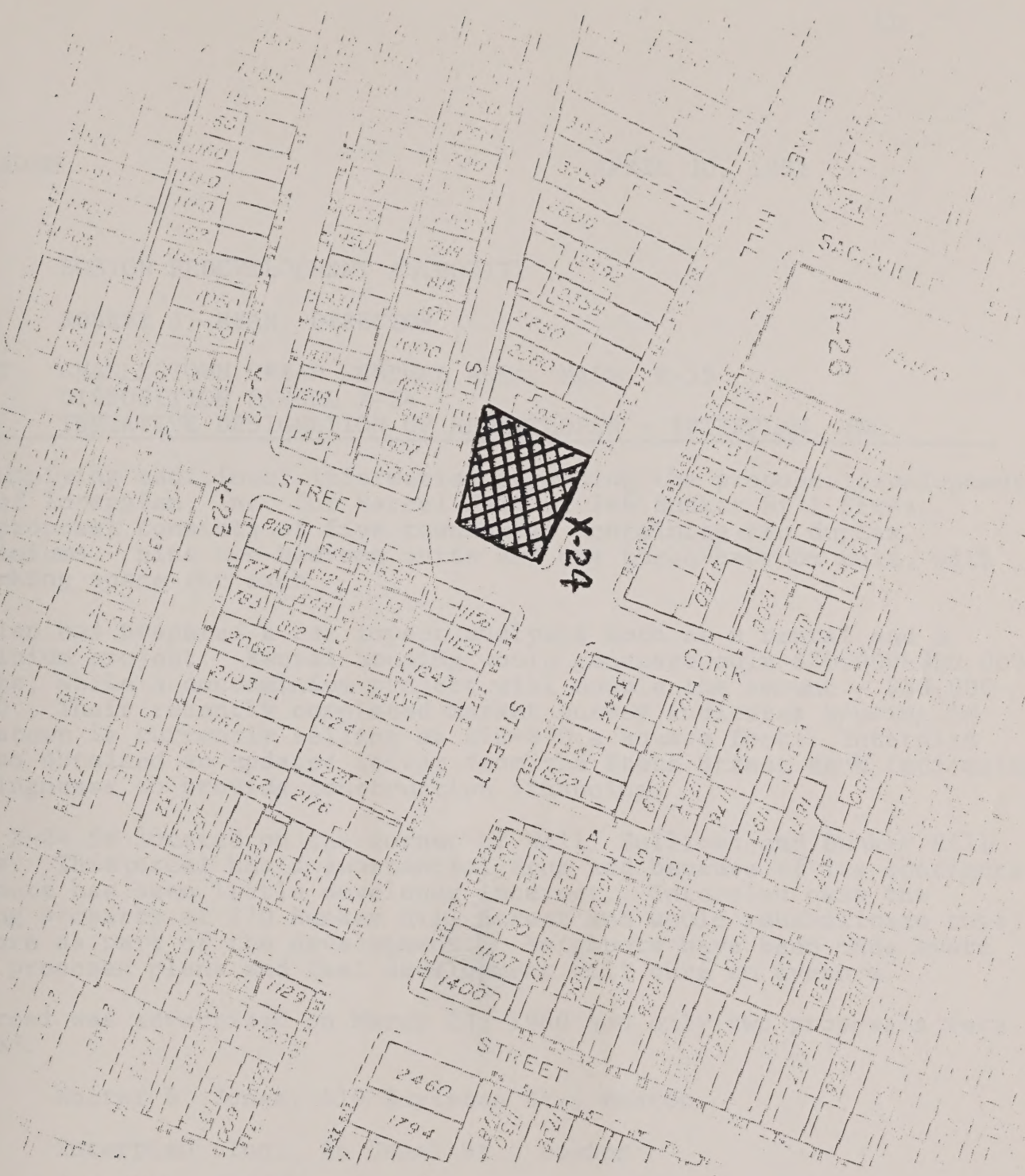
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MEMORANDUM

APRIL 30, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55
DISPOSITION PARCEL X-24
TENTATIVE DESIGNATION OF REDEVELOPER - INTERPLAN, INC.

I am supplying additional information regarding the proposed development plans of Interplan, Inc. for Parcel X-24 at 266 Bunker Hill Street. Their proposal consists of five townhouses containing ten duplex condominiums - nine two-bedroom units and one three-bedroom unit, with one parking space for each.

Interplan has prepared a tax impact analysis both as a rental and a condominium project. Rental housing would generate only \$20,000-\$30,000 in taxes, while a condominium project will double the amount - \$50,000-\$60,000. Their recently completed market survey indicates housing in Charlestown is currently selling at \$70-\$90 a square foot. Interplan has also obtained an updated letter from the State Street Bank indicating a willingness to provide construction financing.

Parcel X-24 is located on the corner of Wall, Sullivan and Bunker Hill Streets. This parcel has a substantial drop and because of its configuration there has been little developer interest. Interplan owns the abutting property at 270 Bunker Hill Street and would rehabilitate this structure as part of the development. Neighbors have been made aware of the proposed plans and feel development will cure an eyesore.

The parcel was advertised on March 23, 1980 and only two proposals were received:

Walter B. Jones, 419 Boylston St., Boston

Interplan, Inc., 66 Canal St., Boston

Along with their proposal, the developer has submitted their preliminary plans and estimated construction costs which have been reviewed by our staff and found to be reasonable. We recommend this development because the site has been vacant land for over 30 years, of which the past 12 years has been under Authority ownership.

An appropriate Resolution is, therefore, attached recommending the tentative designation of Interplan, Inc. as redeveloper of Disposition Parcel X-24 in the Charlestown Urban Renewal Area.

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Interplan, Inc. (Parent Organization -
Steffian-Bradley Assoc. Inc.)
b. Address and ZIP Code of Redeveloper:
66 Canal Street, Boston, MA 02114
c. IRS Number of Redeveloper:
04-2693931

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Charlestown, State of Massachusetts,
is described as follows²

Parcel #24 (262 Bunker Hill Street) of 5100 square feet
is presently an empty lot.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☒ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
Steffian Bradley Assoc. - inc. 1963; Interplan, Inc., 1980.
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- *** a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Peter Steffian 48 Lakeview Drive, Cambridge MA 02138	President 30% interest
Robert L. Fondren 11½ Joy Street Boston, MA 02114	Vice President 30% interest
David M. Buckley 83 Phillips St. Boston, MA 02114	Vice President & Clerk 20% interest
Otakar Dvorak 1 Bartlett St. Charlestown, MA 02129	Treasurer 20% interest

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 30% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
NONE	

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 520,000.
- b. Cost per dwelling unit of any residential redevelopment. \$ 52,000.
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
1 3bedroom unit		78,500.
9 2bedroom units		69,500.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Included - one parking space per unit on the site.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Robert Fondren Otakar Dvorak
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 4.17.80

Robert Fondren
Signature

Vice President
Title

Dated: 4.17.80

Otakar Dvorak
Signature

Treasurer
Title

113 Joy St., Boston, MA 02114
Address and ZIP Code

1 Bartlett St., Charlestown, MA
Address and ZIP Code 02129

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Interplan, Inc. (Parent Company -
Steffian Bradley Assoc. Inc.)
b. Address and ZIP Code of Redeveloper:

66 Canal Street, Boston, MA 02114

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority(Name of Local Public Agency)in Charlestown Urban Renewal Area(Name of Urban Renewal or Redevelopment Project Area)in the City of Charlestown, State of Massachusetts,

is described as follows:

Parcel # X24 (262 Bunker Hill Street) of 5100 square feet is presently an empty lot.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

Steffian Bradley Associates, Inc. Architects and Planners
Same directors and shareholders as Interplan, Inc.

4. a. The financial condition of the Redeveloper, as of November, 1979, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Fox and Company

(Ref.- Lewis P. Gack)

140 Federal Street, Boston, MA

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Loan from parent company, Steffian Bradley Assoc. Inc.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

State Street Bank and Trust Company
225 Franklin Street, Boston, MA

to be determined;
see attached letter

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

Steffian Bradley Associates, Inc.
66 Canal Street, Boston, MA

up to
150,000.

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

See Attached Statement

7. Names and addresses of bank references:

State Street Bank
225 Franklin St. Boston

Andrew Alla, Senior Vice President
Robert E. Kelliher, Jr. Vice President

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Otakar Dvorak, Treasurer: Complete renovation of 3 residential units at 1 Bartlett St, Charlestown, MA 1979

David M. Buckley, Vice President: Complete renovation of triplex condominium at 83 Phillips Street, Boston, MA 1979

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Steffian Bradley Associates, as architects, have been involved in many residential developments in Boston and the New England Area - Fresh Pond Place, Reservoir Towers, The Devonshire, etc. See accompanying material.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NONE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

NO

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

N/A

e. Outstanding construction-contract bids of such contractor or builder:

HUD-6004
(9-69)

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ Robert Fondren

Otakar Dvorak

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 18 April 1980

Robert Fondren
Signature

Vice-President

Title

Dated: 18 April 1980

Otakar Dvorak
Signature

Treasurer

Title

11½ Joy St., Boston, MA 02114

Address and ZIP Code

7 Bartlett Street, Charlestown MA

Address and ZIP Code

02129

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

TO WHOM IT MAY CONCERN:

We understand that Interplan Development Corporation (IDC) has submitted a proposal to the Boston Redevelopment Authority (BRA) for the development of 10-12 residential units on the vacant lot at the corner of Bunker Hill Street and Sullivan Street in Charlestown (BRA Parcel X-24). We also understand that IDC intends to rehabilitate the building adjacent to the vacant lot at 270 Bunker Hill Street if it proceeds with the development on the vacant lot.

The vacant lot in particular has detracted from the character of our neighborhood, and has served as a gathering spot for trouble-making teenagers. The developments proposed by IDC are consistent with existing uses in our neighborhood and would help to upgrade the entire area.

We therefore wish to express our strong support for IDC's development proposal for Parcel X-24 and the rehabilitation of 270 Bunker Hill Street.

Name

Address

Mary A. Beaton

89 Russell St. Charin

Mary McMinico

272 Bunker Hill Charin

Mary McMinico

272 Bunker Hill Charin

Mrs. Agnes Griffin

272 Bunker Hill St.

Kelley J. McCall

249 Bunker Hill Street
Charlestown, Mass.

Cynthia D. Felt

6 Arm Place, Charlestown, MA

John Davidson

2 Arm Place, Charlestown, MA

Mary W. Davidson

2 Arm Place, Charlestown

Kathleen Hannon

5 Allston St. Charlestown

Name

Address

Joseph L. Amos

Amos, Michael

Jack French

Pat Frost

Jane Ostroff

Ellen L. H. H. H.

J. Stephen Fennelly

5 Alden St. Charleston

256 Bruner Hill St. Charleston

256 Bruner Hill Charleston

7 Alden St. Charleston

7 Alden St. Charleston

16 Lexington St. Charleston

60 Ballou St. Charleston

